

LANRICK MANOR
137 South River Road
Yardley ~~Borough~~
Bucks County
Pennsylvania

HABS NO. PA-5495

HABS
PA
9-YARD,
3-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

LANRICK MANOR

HABS NO. PA-5495

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PA,
9-YARD,
3-

Location: 137 South River Road, Yardley Borough, Bucks County, Pennsylvania

Present Owner: Frederick Schillinger and Robert Leegard (also present occupant)

Present Use: Private residence

Significance: Lanrick Manor is a well preserved example of an early 19th century Federal-style residence, executed in Bucks County field stone. This formal, finely detailed style of architecture was popular among the County's wealthier merchant and business class of the period. Lanrick Manor is also of significance for its associations with some of the town's most prominent citizens.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Lanrick Manor was built ca. 1806. The property on which the house was constructed was purchased by Cornelius Vansant in September of 1805. The property was sold in 1810, with the deed stating, "the dwelling house, barn and other buildings thereon since erected by the said Vansant" (Deed 39:330).

2. Original and subsequent owners:

1805	Deed 35:222, 5 September 1805 Elijah Leedom, yeoman, & Lucy, his wife of Lower Makefield Twp. To Cornelius Vansant, yeoman of Lower Makefield Twp. For the consideration of 600 pounds, 18 acres
1810	Deed 39:330, 13 March 1810 Cornelius Vansant, yeoman of Lower Makefield Twp. To George Green, yeoman of Lower Makefield Twp. 18 acres "together with all and singular the dwelling house, barn and other outbuildings thereon...."
1829	Deed 54:359, 14 April 1829 John Yardley, administrator of the estate of George Green, deceased To John Hough, yeoman of Lower Makefield Twp. For the consideration of \$3000. December Term 1828- Petition to Orphan's Court for order to sell the real estate of the said intestate consisting of the mansion house and 18 acres.
1834	Deed 58:498, 19 May 1834 John and George Yardley, executors of John Hough, dec'd of Lower Makefield Twp.

- To
Martha Hough, widow and relict of John Hough
51 1/2 acres assembled in two purchases, as above for 18 acres &
dwelling, Deed 54:359, and 40 acres from Joseph Green, including
Stapler & Janney's landing, Deed 49:43, 1822.
- 1835 Orphan's Court of 8 December 1835
Estate of Martha Hough (late, Margerum)
To
William Longshore, guardian for Charles D., John B., Elizabeth and
Joseph 8. Margerum.
Whereas Martha (Margerum) Hough died intestate leaving no issue. At
the petition of Isreal Margerum, brother, Orphan's Court awarded estate
to the minor children of Benjamin Margerum, brother, dec'd, with
William Langshore as guardian. Lot #1- 29 acres & 80 perches with
stone house and barn. Lot #2- 22 acres with frame house and barn.
- 1836 Deed 61:209, 9 May 1836
William Longshore, guardian....
To
Jolly Longshore of Lower Makefield Twp.
Lot #1, for the consideration of \$2802.50
- 1868 Will, 8k 17:167, proved 9 December 1868
Jolly Longshore
To
Harriet W. Longshore, his wife
29.5 acres
- 1893 Deed 257:630, 13 June 1893
George Justice, executor of Harriet W. Longshore, dec'd of village of
Yardley
To
Marguerite M. Klein, singlewoman of the city of Trenton, New Jersey
1.824 acres
- 1942 Marguerite Klein died intestate, 27 October 1942, leaving her property
to her husband, Robert C. Belville, Jr. and their two children, Robert C.,
III and Catherine Belville, 1.824 acres
- 1957 Will No. A-2962, probated 13 November 1957, Catherine Belville,
executrix of Robert C. Belville, deceased 10 September 1957. His 1/3
interest to Catherine Belville, 1.824 acres
- 1976 Administration Docket #76-1800, probated 22 December 1976. Mary
S. Belville, executrix of Robert C. Belville, III, deceased 9 November
1976, his 1/3 interest to Mary S. Belville, 1.824 acres

1982 Deed 2476:576, 20 September 1982
 Catherine R. Belville and Mary S. Belville
 To
 Frederick M. Schillinger and Robert Leegard
 1.824 acres

4. Builder: The house was built by/for Cornelius Vansant.

5. Original plans and construction: Although it has been suggested that the kitchen wing of the house was built prior to the main block, architectural evidence, according to historian, Kathryn Auerbach, seems to suggest that it was in fact built at the same time. As evidence Auerbach points out that structural system of the basement indicates that the kitchen was built contemporaneous with the main block; and that moldings, such as the window trim, in both sections match. There does appear, however, to be a seam in the second story of the kitchen wing, suggesting that it was originally a single story. In fact, it was not uncommon for service wings to be set-off from the formal section of a structure by its scale and proportions as seen here at Lanrick Manor.

6. Alterations, additions: A number of alternations have been made in the kitchen section. A seam in the stone facade indicates that the second story of the kitchen wing was added later, and the window moldings suggest a date ca. 1835-1850. Later, the roof was raised to a saltbox gable, aligning it with the roof of the main block while also adding an attic space. A stairway from the first story kitchen to the rooms above has been removed.

Built-in cupboards were removed from either side of the fireplace in the northwest parlor and a french door installed in the northerly corner, sometime during the second half of the 19th century (one of which was placed in the upstairs hall). A frame, two-story addition was made to the center of the rear elevation, by Marguerite Klein Belville who purchased the property in 1893.

8. Historical Context:

Lanrick Manor was built between 1805 and 1809, pre-dating the development of the town of Yardley which was platted in 1807. It was, in fact, built in anticipation of the town and the development of the region along the Delaware River. The original owner of Lanrick Manor, Cornelius Vansant was said to have been a land speculator who at one time owned all the land that now comprises Yardley proper. As described in 19th century advertisements for its sale (1828 & 1893), this is not a farm house or a town house but a "country home," commanding "the attention of the man of business or pleasure." Its proportions and formality suggests the home of a person of means while its fine detailing suggests the influence of prevailing architectural styles, perhaps gleaned from the architecture of nearby Philadelphia.

The early owners of Lanrick Manor were influential in the initial development of the town. Although the earliest history of the town dates back to the Yardley family who

first came to this area in 1682, lots were not platted for development until 1807. William Yardley purchased a tract here from William Penn, arriving in America with his wife and family in 1682. The Yardley family was operating a grist mill by the early 18th century. Growth was spurred by the completion of the Bristol-Newtown section of the Delaware Canal in 1831, and later by the opening of the Reading Railroad through Yardley in 1876.

The house was built ca. 1806 by Cornelius Vansant. Vansant purchased the property in September of 1805, and it was sold in 1810. Vansant's 1810 deed to George Green stated "together with all and singular the dwelling house, barn and other buildings thereon since erected by the said Vansant" (Deed DB 35:330). Vansant was involved in farming, milling and land speculation; once owning most of Yardley proper including the Yardley family mansion house and mill site. For his own home, however, Vansant chose a location along the river and away from the center of the town's activities. The sale of the property in 1810, just a few years after its construction, was probably due to the 1809 separation agreement between he and his wife.

George Green and his brother, Joseph, operated a tavern and ferry in Yardley. They also purchased additional lands around the house, later erecting a stone distillery building on the property. An advertisement of sale which appeared in the Doylestown Intelligencer on 15th December 1828, following the death of George Green, described the property as,

15 ares of first-rate land, in a high state of cultivation. The improvements are A Good Stone House, with two rooms and an entry on each floor, and a stone kitchen; a good Barn, carriage house, smoke house, and other outbuildings, a thrifty young apple orchard, with other fruit trees. In point of situation this property is exceeded by none on the Delaware, and cannot fail to command the attention of the man of business or of pleasure.

The property was then purchased by John Hough (who had previously purchased lands of Joseph Green in 1822). Hough is listed as a yeoman (presumably farmer) of Lower Makefield Twp. He married Martha Margerum, of a local family. He dies, however, in 1833 and Martha, in 1834. The property thereafter is put into trust for the benefit of the children of Martha's deceased brother, Benjamin. In 1836 Lanrick Manor is sold to Jolly Longshore. Mr. Longshore lived here thirty-two years until his death in 1868; and his wife, Harriet remained here another twenty-one years, until 1899. Jolly Longshore was the proprietor of the Temperance House in Newtown. It was probably during their ownership that the kitchen section of the house was raised to two stories.

After the death of Mrs. Longshore, Miss Marguerite Klein of Trenton, New Jersey purchased Lanrick Manor on 1.824 acres. She later married Robert C. Belville. The property remained in the family for eighty-nine years, passing to their children after their deaths. The Belvilles added the dormers and the rear frame addition, but little else has changed. The house was purchased from Catherine and Mary Belville by the current owners in 1982.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Lanrick Manor is an understated, Georgian, stone residence, solidly built of Buck's County field stone. Although not elaborate in its architectural detailing, it is well executed and does display stylish elements of the Georgian period, Adamesque design such as its accentuated front doorway with fanlight, quoining, and symmetrically balanced, five bay main block. Lanrick Manor exemplifies what Princeton Professor, William Morgan describes as the hallmark of eastern Pennsylvania architecture- "simplicity and solid construction," taking English precedents and adding the influence of Philadelphia's classical Georgian architecture.¹ The main block has a single-pile, center hall plan. A service wing is attached, set-off by its smaller scale and proportions from the larger main block.

2. Condition of fabric: Lanrick Manor appears to be in excellent condition with a high degree of original fabric intact.

B. Description of Exterior:

1. Over-all dimensions: The main block is a rectangularly shaped, two-story, one-room-deep, five-bay-by-two-bay structure measuring roughly 40' x 20'. To the northeast side elevation is a service wing, a shorter two stories high, rectangularly shaped, two-bay-by-two-bay, measuring roughly 20' x 25'. Thus, the total length of the house is roughly 60' across. To the rear of the main block is a frame addition, a square, two story, two-bay-by-one-bay structure measuring roughly 22' x 20'. To the rear of this is small, single-story shed addition measuring roughly 15' x 6'.

2. Foundations: The foundations are of rubble stone.

3. Walls: The walls are of irregularly coursed rubble stone, with rough quoining. The area around the front door was white-wash at one time (now wearing off), suggesting that a porch once covered the entry. The rear additions are wood frame covered with synthetic siding.

4. Structural system, framing: The house is of load-bearing masonry construction.

5. Porches, stoops: At the front entry is a long, field stone and concrete stoop. White-wash on the walls in the area of the front doorway suggests that a porch once covered the entry and adjoining bay to either side. A shed roof porch runs the length of the southeast side elevation, where there is an entry into the kitchen. It is a wood frame porch supported by simple doric columns.

¹Aaron Siskind (text by William Morgan), Bucks County: Photographs of Early Architecture (Bucks Co.: published for the Bucks County Historical Society by Horizon Press, 1974), p. 15.

6. Chimneys: The house has three rebuilt, rectangularly shaped brick chimneys. There is an interior chimney at each gable end, including the end of the main block where it meets the kitchen section.

7. Openings:

a. Doorways and doors: The front entryway is recessed into the stone wall, with panelled reveals matching the door. It has an simple Adamesque frontispiece with fanlight. The doorway opening is arched (with a keystone) to accommodate the fanlight. There is a pediment above, supported by plain pilasters. The door is six panel. There is an unornamented entry at the southeast elevation with a wooden door with two panels below and nine lights above. At the northwest side elevation french doors were added, north of the chimney block. Finally, there is an entry into the rear frame addition, at the southeast elevation.

b. Windows and shutters: The main block is five bays across, and the adjoining kitchen section, two bays. The scale of the kitchen section is smaller, however, so that the windows are both smaller and set lower on the wall. The first-story windows of the main block are nine-over-six-light sash and the second story are shorter, six-over-six-light sash. In the kitchen section the first and second-story windows are nine-over-six-light sash. All windows have the same, simple wooden architrave surround. Large flat stones serve as lintels over the windows. All have wooden storm windows, attached by hinges at the top of the window. Panelled shutters (three panels as in the doorway reveals) are found on the first story, and two panel louvered shutters are used on the second.

Changes appear to have been made in the bay to the southwest rear elevation of the kitchen section of the house. The first-story southerly window and the second-story westerly window are two-light casements, with evidence that the originals may have been removed and replaced with these smaller windows. The second-story southerly window has been closed-over and stucco applied. The windows in the later, frame addition are two-over-two, vertical light sash. They have plain surrounds with a simple molded top piece.

8. Roof:

a. Shape, covering: The house has a fairly low-pitched side-gabled roof. From the front elevation, the roofs of the main block and adjoining kitchen section are one, covered with asphalt shingles. From the rear, however, the kitchen section extends further back, and its roof is covered with raised-seam metal.

b. Cornice, eaves: The house has a boxed cornice with simple molding, and a narrow molded frieze.

c. Dormers: There are three dormers, evenly spaced along the front elevation of both the main block and adjoining kitchen section. These are said to have been rebuilt during the early 20th century by the Belleville family, from the

original ca. 1830 dormers. They have six-over-six-light sash windows which are segmentally arched. They are flanked by simple molded pilasters with bulls eye corner blocks upon which rest the boxed returns of the front gable roof.

C. Description of Interior:

1. Floor plans:

a. First floor: The first floor of the main block is a single pile, center-hall plan. The center hall with stair is flanked by formal parlors. The stairway rises along the northwest wall. There is a doorway to the rear, into the single room of the later frame addition via a small hall containing the back stair in the east corner. The doorways into the flanking parlors are located to the front of the hall. Both rooms have fireplaces to the center of the outside walls. The northwest room is currently the parlor. There is a french door to the north side of the fireplace. The southeast room is currently the dining room. To the south side of the fireplace is a built-in china cabinet, and to the north is a doorway into the kitchen. The kitchen, formerly separate rooms, is functionally separated into kitchen and dining/sitting room. The large cooking fireplace is located along the southeast wall in the east corner. Evidence of the former stairway is seen in the exposed beam stairway, along the northwest wall. There is an exterior entry to the south corner of the southeast wall.

b. The second floor follows the same basic plan with a center hall and bed chambers over each of the flanking first floor parlors. As on the first floor, both chambers have fireplaces to the center of the outside walls, flanked by doorways (mostly closets). The second floor of the rear frame addition is accessed from the stair landing, up two steps. Here, as with the first floor, there is a small stair hall and single back room. To the east of the fireplace in the southeast chamber is a doorway with a few steps down into the second floor of kitchen section. This area is divided into a bath and bed chamber.

2. Stairways: The main stairway is a two-flight, open-well, open-string stair. It runs along the northwest wall of the center hall, to a landing. At the landing the main stair turns 180 degrees and continues to the second floor of the main block, or steps-up through a doorway in the rear wall into the rear addition. The balustrade has a simple tapering newel post with a flat, rounded cap, and turned balusters, two per step. Chair rail shadows the pattern of the handrail, along the inside wall. There are simple brackets along the open string. The stairway in the rear addition is also an open well with a balustrade which replicates that found on the main stair. A boxed stairway in the kitchen has been removed, as seen from the patch in the exposed beam ceiling. The boxed stair from the chamber above the kitchen into the third floor attic remains.

3. Flooring: The floors are random width, light colored wood, left unfinished. The wood floor of the center hall is painted.

4. Wall and ceiling finish: There is chair rail throughout the main block of the house (although it differs from room-to-room), and picture molding everywhere but the center hall.

5. Openings:

a. Doorways and doors: The doorways are surrounded with stepped architrave trim, and the doors are six panel.

b. Windows: The windows in the main block are recessed into the stone walls, with panelled reveals (three per side). They are surrounded with stepped architrave trim, with the chair rail forming the molding under the sill. The windows in the kitchen section are also recessed, but with plain wood reveals and trim with an outer bead.

6. Decorative features and trim: There are Federal style mantels in the northwest parlor and in the chamber above. The mantel in the parlor is a replica of the one found in the bedroom (according to the previous owner who had it made), the original having been removed (perhaps to the bedroom as it is rather elaborate for a second floor mantel). A simple architrave trim surrounds the fireplace opening, flanked by reeded pilasters. The reeding is repeated in a narrow band under the molded, stepped mantel shelf, and in a large center panel and smaller side panels of the frieze. The mantels in the dining room and chamber above it consist merely of a narrow architrave molding surrounding the opening, and a molded mantel shelf with a plain wooden frieze. The large fireplace in the kitchen has a plain, bracketed mantel shelf with a beaded outer edge (a reconstruction of the original).

In the dining room, on the southeast wall south of the fireplace is an unornamented china cabinet with glass light, double doors, below which is a closed cupboard with a pair of panelled doors. It is believed that panelled door cabinets were once located to either side of the fireplace in the parlor as well. (In the upstairs hall there is a panelled cabinet supposedly taken from this room).

7. Hardware: There is old hardware on the front door, including a box lock, lift latch, and slide bolt (and strap hinges added for show only). There is decorative pull hardware on the closet doors in the northwest chamber.

D. Site:

1. General setting and orientation: The house sits on a large, 1.824 acre lot on the outskirts, or residential section, of the Borough of Yardley. It sits along River Road overlooking the Delaware River which lies to the northeast. The lot is level to the front, and inclined to the rear where a banked barn is located. A gravel driveway lies to the southeast of the house and leads to the barn in the rear. Ground cover has been planted in the area immediately surrounding the house--incorporating existing trees--in a free-form pattern.

2. Historic landscape design: There are a number of large old trees and other mature plantings surrounding the house, creating a lush setting. The house was built with orientation to the river which lies in front.

3. Outbuildings: Lanrick Manor has a single outbuilding, a large barn located to the south of the house. The barn sits on a bank to the northwest where the main entry is

reached by a wooden ramp on the main level. It is a large structure with a rubble stone first story and wood frame upper story covered with vertical siding. There are animal stalls in the lower story. The first story includes splayed ventilation windows louvered with diamond shaped dowels. At the southeast of the first story is a pass-thru open area covering by the overhanging barn, supported by tapered stone columns. The barn proper is largely open space with a loft to the southwest and an enclosed shop area to the northeast. In the open space can be seen the hand hewn, mortise and tenon beams and pegged rafters. The floor joists as seen in the stable area are hewn on top and left rounded underneath. Large double doors hung with strap hinges are located to the northwest front (with a standard door cut in) and southeast.

PART III. SOURCES OF INFORMATION

A. Interviews: Interview with the current owners, Frederick schillinger and Robert Leegard, by HABS historian, Catherine C. Lavoie, June 1989.

B. Bibliography:

1. Primary and unpublished sources:

Auerbach, Kathryn Ann. "Bucks County Conservancy; Register of Historic Places Nomination for Lanrick Manor," prepared January 1987. Includes chain of title, copies of deeds and inventories, land surveys and historical maps, etc.

Bellevue, Catherine R. (former owner) "Lanrick Manor." an unpublished report on file at the Bucks County Conservancy, July 20, 1981.

2. Secondary and published sources:

Siskind, Arron and William Morgan. Bucks County: Photographs of Early Architecture. Bucks County: published by The Bucks County Historical Society by Horizon Press, 1974.

Taylor, Susan and Jerry Taylor. "Yardley Walking Tour." Yardley, Pa.: Yardley Historical Association, date unknown.

PART IV. PROJECT INFORMATION

The documentation of Lanrick Manor was undertaken as part of a cooperative project between the Historic American Buildings Survey (HABS), Robert J. Kapsch, chief and the Bucks County Conservancy, and funded by Congressional appropriation through the efforts of Congressman, Peter H. Kostmayer. Site selection was made by committee through the Bucks County Conservancy, Jeffrey Marshall, director, who also provided access to his research and information on file with the conservancy. The large-format photography was undertaken by HABS photographer, Jack E. Boucher. The historical report was prepared by HABS historian, Catherine C. Lavoie who accompanied the photographer into the field for on site investigation and architectural description.